



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 19th February 2024 at 6.15pm

Attendance:

Councillor A Drummond (Chairman)
Councillor J Berry
Councillor J Harvey

Councillor P Hulbert
Councillor R Nobbs
Councillor S Perry

Also Present: C Whitaker - Town Clerk, J Ashton – Minute Assistant and 1 Member of the Press.

Minute

Action by

D/24/02/21 Chairman to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded

The Chairman welcomed everyone, opened the meeting, and read out the Fire Notice and announced that proceedings were being recorded and asked if anyone intended to record the meeting.

D/24/02/22 Apologies

Apologies were received from Cllrs Clover, Hood and Kavanagh.

D/24/02/23 Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation

None noted. There were no requests for dispensation.

D/24/02/24 To Confirm the Minutes of the Meeting Held on 5th February 2024 and any Matters Arising

The Chairman presented the minutes of the Development & Planning Committee held on 5th February 2024 and the following amendments were made:

Page 2 – D/24/02/5 - typo changed to read “trees”.

Page 4 D/24/02//8.02 Resolved – the wording was changed to read “The Committee supported the application and welcomed the building being brought back into use; with sympathetic restoration and in accordance with conservation guidelines”.

Subject to the amendments being made, the following was agreed:

D/24/02/24.01 Resolved

That the minutes of the Development & Planning Committee held on 5th February 2024 be adopted and signed as a true record by the Chairman of the Development & Planning Committee.

It was noted that the application for tree works at Meridian Gardens has been withdrawn and that another application will be forthcoming with applicants working

with residents to find an amicable solution.

D/24/02/25 Public Open Session

A member of the press reported that the former newsagents at St Mary's Square was sold for £198,000 at auction.

D/24/02/26 Impact of Newmarket Neighbourhood Plan Policies on Applications Being Considered

Policy 1 – Conservation Area.

D/24/02/27 Planning Applications

Week Commencing 29/01/2024 & 05/02/2024.

D/24/02/27/1 NMA(B)/17/1881 - Non material amendment to DC/17/1881/FUL to consolidate previously approved design changes and discharged conditions; a. the use of an automated sprinkler system in place of fire hydrants; b. alteration to internal layout including entrance layout and apartment size; c. reduction in building footprint; d. changes to roof line and roof form and consequent alterations to elevations; e. amendment to balcony materials, confirmation of balcony mesh and colour and window and doors colour changed to RAL 7015; f. terrace doors to have fan lights above; g. changes to Automatic Opening Vents (AOV) rooflights including town new rooflights and changes in window sizes - Development Site Adj South Drive Exning Road Newmarket Suffolk.

D/24/02/27.01 Resolved

Noted; no comment was invited by the Committee.

D/24/02/27/2 DC/24/0139/HPA - Householder prior approval - single storey rear extension which extends beyond the rear wall of the original house by 5.3 metres with a maximum height of three metres and a height of 2.5 metres to the eaves - 56 Bill Rickaby Drive Newmarket Suffolk.

D/24/02/27.02 Resolved

The Committee voiced no objection.

D/24/02/27/3 DC/24/0054/FUL - Planning application - change of use of first floor (Class E) to one dwelling (class C3) and associated alterations - 13B Wellington Street Newmarket Suffolk.

D/24/02/27.03 Resolved

The Committee voiced no objection.

D/24/02/27/4 DC/23/1898/LB - Application for listed building consent - internal and external alterations to allow for the refurbishment of existing ground floor retail unit b. change of use of first and second floors to residential use c. conversion of existing outbuilding for residential use d. removal of rear wall - 43 High Street Newmarket Suffolk.

D/24/02/27.04 Resolved

The Committee requested an extension to receive further information on the

plans for the outbuilding and submitted a holding objection.

D/24/02/27/5 DC/24/0184/CLP - Application for lawful development certificate for proposed use or development - change of use of bank to restaurant/coffee shop (class E commercial, business and service) - Lloyds Bank 48 High Street Newmarket Suffolk.

D/24/02/27.05 Resolved

The Committee voiced no objection; however, the Committee have a preference for existing bank usage to continue.

D/24/02/28 Amended and Deferred Planning Applications

DC/23/1943/FUL – the revised plans were received.

D/24/02/28.01 Resolved

The Committee support the revised plans and thanked the Planning Officer and Applicant for taking NTC's concerns into consideration.

D/24/02/29 Planning Appeals

No new applications.

D/24/02/30 East Cambs Planning Applications

The East Cambs Weekly List for 09/02/2024 was noted.

D/24/02/31 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during week commencing 29/01/2024 & 05/02/2024.

Applications	Description	Address	WS Decision	NTC Decision
DC/23/2006/FUL	Planning application - vehicular gates and personnel gate enclosing residential parking / access area	The Maltings Brewers Lane Newmarket Suffolk C	Approved	No objection
DCON(D)/23/0313	Application to discharge conditions 7 (plant and equipment details) and 9 (control of noise levels) of DC/23/0313/FUL	Newmarket Community Hospital 56 Exning Road Newmarket Suffolk	Discharged	Comments not invited
DC/23/1513/ADV	Application for advertisement consent - a. one existing internally illuminated totem to be refurbished b. one internally illuminated totem	Newmarket Retail Park Oaks Drive Newmarket Suffolk	Approved	Objected in part

D/24/02/32 Delegation Panel Decisions

DC/23/1812/HH – 23 Edinburgh Road Newmarket.

It was noted that this was considered by the Panel on 13th February 2024 and the Officer was minded to grant permission.

D/24/02/33 Licensing

No new applications.

D/24/02/34 Consultation

WSC Local Plan Consultation – it was noted that the Neighbourhood Plan Working

Group are working on a response which will be presented to Full Council on 26th February 2024.

D/24/02/35 Correspondence

Flagship consultation on selling 13 garages at Elizabeth Avenue was referred to the Transport and Parking Working Group and an item will be added to the next agenda.

128 High Street – the update from WSC that there will be further plans submitted to mitigate the issues of the condensing units and that an extension has been granted for further consultation was noted.

D/24/02/36 Date of Next Meeting

Monday 4th March 2024 at the Memorial Hall.

Meeting closed at 7:00pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/24/02/27.01 Resolved</u>	Noted, no comment was invited by the Committee.
<u>D/24/02/27.02 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/27.03 Resolved</u>	The Committee voiced no objection.
<u>D/24/02/27.04 Resolved</u>	The Committee requested an extension to receive further information on the plans for the outbuilding and submitted a holding objection.
<u>D/24/02/27.05 Resolved</u>	The Committee voiced no objection; however, the Committee have a preference for existing bank usage to continue.
<u>D/24/02/28.01 Resolved</u>	The Committee support the revised plan and thanked the Planning Officer and Applicant for taking NTC's concerns into consideration.